

MOR-1

WC 4th and Colorado, LP

UNITED STATES BANKRUPTCY COURTCASE NAME: WC 4th and Colorado, LPCASE NUMBER: 20-10881-tmdPROPOSED PLAN DATE: TBDPETITION DATE: 8/4/2020
DISTRICT OF TEXAS: Western
DIVISION: Austin**MONTHLY OPERATING REPORT SUMMARY FOR MONTH AUGUST YEAR 2020**

MONTH	8/5 - 8/31/20						
REVENUES (MOR-6)	5,837.45	0.00	0.00	0.00	0.00	0.00	0.00
INCOME BEFORE INT. DEPREC./TAX (MOR-6)	8,693.44	0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME (LOSS) (MOR-6)	8,693.44	0.00	0.00	0.00	0.00	0.00	0.00
PAYMENTS TO INSIDERS (MOR-9)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PAYMENTS TO PROFESSIONALS (MOR-9)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DISBURSEMENTS (MOR-7)	20.00	0.00	0.00	0.00	0.00	0.00	0.00

The original of this document must be filed with the United States Bankruptcy Court and a copy must be sent to the United States Trustee

REQUIRED INSURANCE MAINTAINED AS OF SIGNATURE DATE	EXP. DATE
CASUALTY	YES (X) NO ()
LIABILITY	YES (X) NO ()
VEHICLE	YES (X) NO ()
WORKER'S	YES () NO ()
OTHER	YES () NO ()

Are all accounts receivable being collected within terms? **CIRCLE ONE** Yes (No) - Tenants are refusing to pay Net Lease payments due to COVID

Are all post-petition liabilities, including taxes, being paid within terms? Yes (Yes) No (No)

Have any pre-petition liabilities been paid? Yes (Yes) No (No)

If so, describe

Are all funds received being deposited into DIP bank accounts? Yes (Yes) No (No)

Were any assets disposed of outside the normal course of business? Yes (Yes) No (No)

If so, describe

Are all U.S. Trustee Quarterly Fee Payments current? Yes (Yes) No (No)

What is the status of your Plan of Reorganization? _____

ATTORNEY NAME: Mark RalstonFIRM NAME: Fishman, Jackson, RonquilloADDRESS: 13155 Noel Road, Suite 700CITY, STATE, ZIP: Dallas, TX 75240TELEPHONE/FAX: 972.419.5544**MOR-1**

I certify under penalty of perjury that the following complete
Monthly Operating Report (MOR), consisting of MOR-1 through
MOR-9 plus attachments, is true and correct.

SIGNED x Nate Paul TITLE: Authorized Agent

(ORIGINAL SIGNATURE)

(PRINT NAME OF SIGNATORY)

DATE 10/8/20 Revised 07/01/98

CASE NAME: WC 4th and Colorado, LP
CASE NUMBER: 20-10881-tmd

COMPARATIVE BALANCE SHEETS

ASSETS	FILED DATE*	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
	08/04/20	August					
CURRENT ASSETS							
Cash	39,933.46	51,902.25					
Accounts Receivable, Net	191,944.80	197,782.25					
Inventory: Lower of Cost or Market							
Prepaid Expenses	20,000.00	20,000.00					
Investments							
Other - Cash Held by Lender	159,757.85	159,757.85					
TOTAL CURRENT ASSETS	411,636.11	429,442.35	0.00	0.00	0.00	0.00	0.00
PROPERTY, PLANT & EQUIP. @ COST	13,402,546.02	13,402,546.02					
Less Accumulated Depreciation	4,087,761.02	4,087,761.02					
NET BOOK VALUE OF PP & E	9,314,785.00	9,314,785.00	0.00	0.00	0.00	0.00	0.00
OTHER ASSETS							
1. Net Capitalized Costs	586,465.30	586,465.30					
2. TRO Bond	25,000.00	25,000.00					
3.	0.00	0.00					
4.							
TOTAL ASSETS	\$10,337,886.41	\$10,355,692.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

* Per Schedules and Statement of Affairs

MOR-2

Revised 07/01/98

CASE NAME: WC 4th and Colorado, LP
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COMPARATIVE BALANCE SHEETS

LIABILITIES & OWNER'S EQUITY	FILING DATE*	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
	08/04/20	August					
LIABILITIES							
POST-PETITION LIABILITIES(MOR-4)		9,112.80					
PRE-PETITION LIABILITIES							
Notes Payable - Secured	7,718,564.57	7,718,564.57					
Priority Debt	23,939.41	23,939.41					
Federal Income Tax							
FFICA/Withholding							
Unsecured Debt	59,060.32	59,060.32					
Other - Judgement & RE Taxes	458,708.12	458,708.12					
TOTAL PRE-PETITION LIABILITIES	8,260,272.42	8,260,272.42	0.00	0.00	0.00	0.00	0.00
TOTAL LIABILITIES	8,260,272.42	8,269,385.22	0.00	0.00	0.00	0.00	0.00
OWNER'S EQUITY (DEFICIT)							
PREFERRED STOCK							
COMMON STOCK							
ADDITIONAL PAID-IN CAPITAL	5,500,000.00	5,500,000.00					
RETAINED EARNINGS: Filing Date	-3,422,386.01	-3,422,386.01					
RETAINED EARNINGS: Post Filing Date		8,693.44	0.00	0.00	0.00	0.00	0.00
TOTAL OWNERS EQUITY (NET WORTH)	2,077,613.99	2,086,307.43	0.00	0.00	0.00	0.00	0.00
TOTAL							
LIABILITIES & OWNERS EQUITY	\$10,337,886.41	\$10,355,692.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

* Per Schedules and Statement of Affairs

MOR-3

\$0.00

\$0.00

Revised 07/01/98

CASE NAME: WC 4th and Colorado, LP
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SCHEDULE OF POST-PETITION LIABILITIES

	MONTH August	MONTH	MONTH	MONTH	MONTH	MONTH
GRADE ACCOUNTS PAYABLE						
TAX PAYABLE	0.00					
Federal Payroll Taxes						
State Payroll Taxes						
Ad Valorem Taxes						
Other Taxes						
TOTAL TAXES PAYABLE	0.00	0.00	0.00	0.00	0.00	0.00
SECURED DEBT POST-PETITION						
ACCURED INTEREST PAYABLE						
ACCURED PROFESSIONAL FEES*						
OTHER ACCURED LIABILITIES						
1. Prepaid Rent	9,112.80					
2.						
3.						
TOTAL POST-PETITION LIABILITIES (MOR-3)	\$9,112.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

*Payment requires Court Approval

MOR-4

Revised 07/01/98

CASE NAME: WC 4th and Colorado, LP
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AGING OF POST-PETITION LIABILITIES
MONTH August

DAYS	TOTAL	TRADE ACCOUNTS	FEDERAL TAXES	STATE TAXES	AD VALOREM, OTHER TAXES	OTHER
0-30	0.00	0.00				
31-60	0.00					
61-90	0.00					
91+	0.00					
TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

AGING OF ACCOUNTS RECEIVABLE

MONTH	August					
0-30 DAYS	-21,711.86					
31-60 DAYS	3,252.51					
61-90 DAYS	49,164.47					
91+ DAYS	338,818.04					
TOTAL	\$369,523.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

MOR-5

Revised 07/01/98

Note: The secured lender invoked their assignment of rents pre-petition and collected \$159,757.85. Debtor has requested a turnover of these funds into the DIP account and expect funding to be completed in September, 2020.

For Aging is before the Allowance for Doubtful collections.

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STATEMENT OF INCOME (LOSS)

	MONTH 8/5 - 8/31/20	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	FILING TO DATE
REVENUES (MOR-1)	5,837.45							5,837.45
TOTAL COST OF REVENUES								0.00
GROSS PROFIT	5,837.45		0.00		0.00		0.00	5,837.45
OPERATING EXPENSES:								
Selling & Marketing								0.00
General & Administrative (Insurance)	0.00							0.00
Insiders Compensation								0.00
Professional Fees								0.00
Other - Bank Charges	20.00							20.00
Other - Utilities	-2,875.99							-2,875.99
TOTAL OPERATING EXPENSES	-2,855.99		0.00		0.00		0.00	-2,855.99
INCOME BEFORE INT, DEPR/TAX (MOR-1)	8,693.44		0.00		0.00		0.00	8,693.44
INTEREST EXPENSE								0.00
DEPRECIATION								0.00
OTHER (INCOME) EXPENSE*								0.00
OTHER ITEMS**								0.00
TOTAL INT, DEPR & OTHER ITEMS	0.00		0.00		0.00		0.00	0.00
NET INCOME BEFORE TAXES	8,693.44		0.00		0.00		0.00	8,693.44
FEDERAL INCOME TAXES								0.00
NET INCOME (LOSS) (MOR-1)	\$8,693.44		\$0.00		\$0.00		\$0.00	\$8,693.44

Footnote Accounting Required. Otherwise Footnote with Explanation.

Footnote Mandatory.

** Unusual and/or infrequent item(s) outside the ordinary course of business requires footnote.

MOR-6

Revised 07/01/98

CASE NAME: WC 4th and Colorado, LP
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CASH RECEIPTS AND DISBURSEMENTS		MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	FILING TO
1. CASH-BEGINNING OF MONTH		8/5 - 8/31/20							DATE
RECEIPTS:									
2. CASH SALES - Sept Rent Received 8/31		9,112.80							9,112.80
3. COLLECTION OF ACCOUNTS RECEIVABLE									0.00
4. LOANS & ADVANCES (attach list)									0.00
5. SALE OF ASSETS									0.00
6. OTHER (attach list) COA Refund		2,875.99							2,875.99
TOTAL RECEIPTS**		11,988.79							11,988.79
(Withdrawal) Contribution by Individual Debtor MER-2*									
DISBURSEMENTS:									
7. NET PAYROLL									0.00
8. PAYROLL TAXES PAID									0.00
9. SALES, USE & OTHER TAXES PAID									0.00
10. SECURED/RENTAL/LEASES									0.00
11. UTILITIES & TELEPHONE									0.00
12. INSURANCE									0.00
13. INVENTORY PURCHASES									0.00
14. VEHICLE EXPENSES									0.00
15. TRAVEL & ENTERTAINMENT									0.00
16. REPAIRS, MAINTENANCE & SUPPLIES									0.00
17. ADMINISTRATIVE & SELLING									0.00
18. OTHER (attach list) Bank Charges		20.00							20.00
TOTAL DISBURSEMENTS FROM OPERATIONS		20.00							20.00
19. PROFESSIONAL FEES									0.00
20. U.S. TRUSTEE FEES									0.00
21. OTHER REORGANIZATION EXPENSES (attach list)									0.00
TOTAL DISBURSEMENTS**		20.00							20.00
22. NET CASH FLOW		11,968.79							11,968.79
23. CASH - END OF MONTH (MOR-2)		\$51,902.25	\$51,902.25	\$51,902.25	\$51,902.25	\$51,902.25	\$51,902.25	\$51,902.25	\$51,902.25

* Applies to Individual debtors only

**Numbers for the current month should balance (match)

RECEIPTS and CHECKS/OTHER DISBURSEMENTS lines on MOR-8

MOR-7

\$0.00

Revised 07/01/98

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CASH ACCOUNT RECONCILIATION MONTH OF August

BANK NAME	Security State Bank	Mechanics Bank	#	TAX	OTHER FUNDS	TOTAL
ACCOUNT NUMBER	# 5323	# 4566				
ACCOUNT TYPE	OPERATING	OPERATING DIP				
BANK BALANCE (1)	42,789.45	0.00				\$42,789.45
DEPOSITS IN TRANSIT (2)		9,112.80				\$9,112.80
OUTSTANDING CHECKS						\$0.00
ADJUSTED BANK BALANCE	\$42,789.45	\$9,112.80		\$0.00	\$0.00	\$51,902.25
BEGINNING CASH - PER BOOKS	39,933.46	0.00				\$39,933.46
RECEIPTS*	2,875.99	9,112.80				\$11,988.79
TRANSFERS BETWEEN ACCOUNTS						\$0.00
(WITHDRAWAL) OR CONTRIBUTION BY INDIVIDUAL DEBITOR MFR-2						\$0.00
CHECKS/OTHER DISBURSEMENTS*	20.00					\$20.00
ENDING CASH - PER BOOKS	\$42,789.45	\$9,112.80		\$0.00	\$0.00	\$51,902.25

*Numbers should balance (match) TOTAL RECEIPTS and
TOTAL DISBURSEMENTS lines on MOR-7

Revised 07/01/98

- (1) Close out of Prepetition SSB account completed on 9/2 with funds being transferred to DIP account.
(2) Deposit made on 8/31/20 but did not clear until 9/2/20

MOR-8

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PAYMENTS TO INSIDERS AND PROFESSIONALS

Of the total disbursements shown for the month, list the amount paid to insiders (as defined in Section 101(3)(A)-(F) of the U.S. Bankruptcy Code) and the professionals. Also, for insiders, identify the type of compensation paid (e.g., salary, commission, bonus, etc.) (Attach additional pages as necessary).

INSIDERS: NAME/COMP TYPE	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
1. NONE						
2.						
3.						
4.						
5.						
6.						
TOTAL INSIDERS (MOR-1)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

PROFESSIONALS	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
1. NONE						
2.						
3.						
4.						
5.						
6.						
TOTAL PROFESSIONALS (MOR-1)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

MOR-9